

**BOROUGH OF WESTWOOD
PLANNING BOARD MINUTES
WORKSESSION/REGULAR PUBLIC MEETING
August 11, 2011**

APPROVED 8/25/11

1. OPENING OF THE MEETING

The meeting was called to order at approximately 8:00 p.m.

Open Public Meetings Law Statement:

This meeting, which conforms with the Open Public Meetings Law, Chapter 231, Public Laws of 1975, is a Worksession/Regular Meeting of the Planning Board.

Notices have been filed with our local official newspapers and posted on the municipal bulletin board.

2. PLEDGE OF ALLEGIANCE

3. SWEARING IN OF MEMBERS:

4. ROLL CALL:

PRESENT: William Martin
James Schluter, Vice-Chairman
Jaymee Hodges, Chairman
Philip Cerruti
Ann Costello (Alt. #1)
Councilwoman Cynthia Waneck

ALSO PRESENT:

Thomas Randall, Esq., Board Attorney
By Edward Cillick, Esq.
Ed Snieckus, Burgis Associates, Board Planner

Absent Louis Raimondi, Brooker Engineering,
Board Engineer (not required)
Keith Doell (Alt. #2) (excused absence)
Mayor Birkner (excused absence)
Richard Bonsignore (excused absence)
Thomas Constantine (excused absence)
Daniel Olivier (excused absence)

5. MINUTES: May 26, 2011, June 9, 2011, July 14, 2011

The minutes were carried to the next meeting with the following notes:

- May 26, 2011 - redistribute

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- June 9, 2011 - amend section where it reads "minutes of May 26, 2011 were approved"
- July 14, 2011 - Last page change "Chairman" Martin to Mr. Martin

6. CORRESPONDENCE:

1. Letter from Studio 5 Partnership dated July 14, 2011
RE: Lipkin Medical Professional Building - 345 Old Hook Road, site plan included.

7. RESOLUTIONS: None

8. VOUCHERS: None

9. VARIANCES, SUBDIVISIONS AND/OR SITE PLANS: - None

Informal Review

1. Lipkin Medical Professional Building, 345 Old Hook Road - James Schluter recused himself and left the dais.

Attorney for the applicant, James Delia presented a conceptual proposal. He referred to Studio 5 Partnership site plan marked as Exhibit A-1. Mr. Delia reviewed the proposal for the Board.

Mr. Snieckus listed the variance request concerns he had with the proposed application as:

- 2-way traffic flow
- 10 ft. parking setback
- Maximum impervious coverage

No additional floors to the building are proposed. Ms. Costello inquired if landscaping was proposed in the parking lot area. Mr. Eichenlaub responded that there are areas where he wants to make improvements along the westerly side. Mr. Martin stated that he agreed with Ms. Costello's landscaping request; even if it meant a parking stall would be lost. He also commented that the parking plans are right up against the building. Mr. Martin inquired if there would be a basement. The answer according to Mr. Lipkin was no; just enough crawl space to run electrical

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wires. Mr. Martin recommended appropriate appearance to the exterior building design.

Mr. Schluter returned to the dais.

10. DISCUSSIONS:

1. Master Plan Re-examination CBD/SPE, CBD, CO and O Districts

Mr. Snieckus referred to his April 7, 2011, update August 10, 2011 memorandum, June 3, 2011, updated August 10, 2011 memorandum, and July 29, 2011 for his review process. Amendments made to the April 7, 2011, update August 10, 2011 and the June 3, 2011, updated August 10, 2011 memorandums were hi-lighted in yellow on the redistributions. He referred to Barber Poles and the issue of hanging signs. Mr. Snieckus needed the Board members thoughts on this in the CBD District as it pertains also to height. He plans on having a visual of recommendations at the next meeting. In referring to the April 7, 2011 update August 10, 2011 Mr. Cerruti suggested on page 15 to add "particular" species where it pertains to shade trees. Councilwoman Waneck advised that the Shade Tree Ordinance is currently being re-done. Mr. Martin suggested the wording to add number 6 on page 15; Choice of species will be as per preferred list included in the Shade Tree Ordinance.

Mr. Snieckus referred to the color diagram on page 16. He advised that the black lining in the diagram referred to proposed mixed use overlay limit and proposed CBD Zone expansion.

June 3, 2011 updated August 10, 2011 memorandum

Page 3 - #7 commented on by Mr. Snieckus

Page 4 - second paragraph "to remove" added

Page 4 - third paragraph "limited" added

Page 4 - ".08" added

Page 5 - bottom of page high-lighted areas reviewed. "**as**" will be place after *districts* and before *principal* in the first sentence.

Page 6 - Self storage facilities are added. No "electrical" services will be replaced by "receptacles" at the suggestion of

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Mr. Martin. All other high-lighted areas in on page 6 were reviewed by Mr. Snieckus.

July 29, 2011 memorandum - Sustainability Issues

Reviewed and read by Mr. Snieckus for the Board. Page 2 item #6 - where it mentions USGBC organization, Mr. Martin commented that USGBC can be used as an example but it should be made clear that all sustainable organizations are encouraged to participate.

Page 3 - #1 Mr. Martin recommended defining Pervious Pavements. Discussion ensued on pervious pavement.

The meeting was opened to the public and so carried

John Lamb, Attorney commented on hospital support uses; he advised that medical uses are allowed in the LM Zone. Mr. Lamb stated that he would have additional recommendations pertaining to the support of hospitals.

The meeting was closed to the public and so carried.

Councilwoman Waneck commented on the Pascack Valley Waterway Task Force Meeting that was held earlier in the day at Borough Hall.

There were no further discussions, and Chairman Hodges called for adjournment.

11. ADJOURNMENT - On motions, made seconded and carried, the meeting was adjourned at approx. 10:20 p.m.

Respectfully submitted,

Sylvia Kokowski, Recording Secretary